

145.0

0011

0004.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel

85,500 /

85,500

85,500 /

85,500

85,500 /

85,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

APPRaised:

85,500 /

USE VALUE:

85,500 /

ASSESSED:

85,500 /

85,500

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FARINA PAUL J & RUTH	
Owner 2:	
Owner 3:	

Street 1: 85 ARLMONT STREET
 Street 2:

Twn/City: ARLINGTON
 St/Prov: MA Cntry: Own Occ: N
 Postal: 02476 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry:
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 9,750 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
 Code Descrip/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z R1 SINGLE FA 100 water
 o Sewer
 n Electri
 Census: Exempt
 Flood Haz:
 D Topo
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
 Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 Infl 2 Infl 3 Infl 4 Value Class Land Code
 132 Undev. Land 9750 Sq. Ft. Site 0 80. 0.119 Unbuild -85 85,500 85,500 85,500

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
132		9750.000						85,500		85,500					
Total Card		0.224						85,500		85,500		Entered Lot Size			
Total Parcel		0.224						85,500		85,500		Total Land:			
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:									

PREVIOUS ASSESSMENT Parcel ID 145.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	9,750.	85,500	85,500	85,500	Year End Roll	12/18/2019
2019	132	FV		0	9,750.	80,200	80,200	80,200	Year End Roll	1/3/2019
2018	132	FV		0	9,750.	66,300	66,300	66,300	Year End Roll	12/20/2017
2017	132	FV		0	9,750.	60,900	60,900	60,900	Year End Roll	1/3/2017
2016	132	FV		0	9,750.	55,600	55,600	55,600	Year End	1/4/2016
2015	132	FV		0	9,750.	54,500	54,500	54,500	Year End Roll	12/11/2014
2014	132	FV		0	9,750.	50,700	50,700	50,700	Year End Roll	12/16/2013
2013	132	FV		0	9,750.	48,200	48,200	48,200		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14829-435		12/1/1982		9,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/17/2012									7/17/2012	Info Fm DEED	MM	Mary M			
1/13/2009									1/13/2009	Vacant Lot	372	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:		Full Bath	Rating:						
Sty Ht:		A Bath:	Rating:						
(Liv) Units:	Total: 0	3/4 Bath:	Rating:						
Foundation:		A 3QBth	Rating:						
Frame:		1/2 Bath:	Rating:						
Prime Wall:		A HBth:	Rating:						
Sec Wall:	%	OthrFix:	Rating:						
Roof Struct:		OTHER FEATURES		RESIDENTIAL GRID					
Roof Cover:		Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units:			
Color:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir:		Frp:	Rating:	Other					
GENERAL INFORMATION		WSFlue:	Rating:	Upper					
Grade:		CONDOS INFORMATION		Lvl 2					
Year Blt:		Location:		Lvl 1					
Alt LUC:	Alt %:	Total Units:		Lower					
Jurisdict:	Fact:	Floor:		Totals	RMs: 0	BRs: 0	Baths:	HB	
Const Mod:		% Own:		REMODELING		RES BREAKDOWN			
Lump Sum Adj:		Name:		Exterior:	No Unit	RMS	BRS	FL	
INTERIOR INFORMATION		DEPRECIATION		Interior:	0			0	
Avg Ht/FL:	STD	Phys Cond:	0.0	Additions:					
Prim Int Wall:		Functional:	%	Kitchen:					
Sec Int Wall:	%	Economic:	%	Baths:					
Partition:		Special:	%	Plumbing:					
Prim Floors:		Override:	%	Electric:					

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	0.0
Prim Int Wall:		Functional:	
Sec Int Wall:	%	Economic:	
Partition:		Special:	
Prim Floors:		Override:	
Sec Floors:	%	Total:	0

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd		

MOBILE HOME

Make:

odel:

Serial #: |

PARCEL ID 145.0-0011-0004.

SPEC FEATURES/YARD ITEMS

IMAGI

AssessPro Patriot Properties, Inc